

Ad-hoc release in accordance with Art. 53 KR

Schroder ImmoPLUS expects a significant increase in total income

20 September 2022

Schroder Investment Management (Switzerland) AG, Zurich, as fund management company (the “Fund Management Company”) of Schroder ImmoPLUS expects a significant increase in total income for the financial year 2021/22 as at 30 September 2022 compared to prior year. On the one hand, this is due to a strong operational result, which will positively impact the net income. On the other hand, positive valuation results of the existing portfolio and portfolio sales during the year will have led to higher realised capital gains and a record result in total income compared to 2021.

Portfolio sales are expected to further contribute to a reduction of the leverage ratio of Schroder ImmoPLUS from 28.1% in the last financial year to around 21%. Successful lettings together with the portfolio optimisations are expected to reduce the already low vacancy rate in the previous year to below 2%, as at the reporting date of 30.9.2022.

In the current market environment, the fund is very well positioned and the outlook for the next fiscal year remains positive. This is due to the strong portfolio of commercial real estate in strong locations, long-term secured leases and the very low vacancy rate compared to competitors. In addition, the commercial portfolio’s indexed leases offer protection against the current increasing inflation.

The Fund Management Company will publish further information concerning the 2021/22 financial results of Schroder ImmoPLUS after market close on November 1.

Further information:

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Notes to Editors:

Schroders Real Estate

Schroder ImmoPLUS was launched in September 1997 and invests in real estate in attractive and well-developed locations throughout Switzerland. Preference is given to investments in profitable commercial properties in economically prosperous regions. The investment objective is to generate attractive long-term returns for investors.

As a global, active asset manager, Schroders has managed a wide range of pan-European real estate products since 1971 and currently manages real estate assets (AuM) of around CHF 22 billion. More than 200 employees in six locations in Europe invest directly and indirectly and offer regionally and sectorally diversified funds with different risk-return profiles. In Switzerland, Schroders manages assets totalling around CHF 4 billion with its "Schroder ImmoPLUS" fund and the investment group of the Zurich Investment Foundation "Immobilien Europa Direkt". (Source: Schroders as at November 2021).

Schroders plc

Founded in 1804, Schroders is one of Europe's largest independent investment management firms by assets under management. As at 30 June 2022, assets under management were around CHF 900 billion. The founding family remain a core shareholder, holding approximately 48% of the firm's voting shares. Schroders has continued to deliver strong financial results. It has a market capitalisation of circa CHF 9 billion and employs over 5,800 people across 38 locations. Schroders is listed on the London Stock Exchange and a member of the FTSE 100.

Schroders offers innovative products and solutions across their five business areas of solutions, namely institutional, mutual funds, private assets & alternatives, and wealth management. Clients include insurance companies, pension schemes, sovereign wealth funds, endowments and foundations. They also manage assets for end clients as part of their relationships with distributors, financial advisers and online platforms. Schroders' Wealth Management offering reflects their strategic ambition to provide wealth management and financial planning services to clients across the wealth spectrum.

Schroders' strategic aims are to grow their asset management business, build closer relationships with end clients and expand their private assets and alternatives business. Schroders' purpose is to provide excellent investment performance to clients through active management. The business channels capital into sustainable and durable businesses to accelerate positive change in the world. Schroders' business philosophy is based on the belief that if we deliver for clients, we deliver for shareholders and other stakeholders.

At home in Switzerland for over half a century – here we have three businesses; each with its own emphasis, all with the same clear focus on meeting clients' needs and adapting to a changing world:

- **Schroder Investment Management (Switzerland) AG** is our investment management business. It offers institutional and intermediary clients a wide range of Swiss-domestic and foreign-domiciled funds, along with bespoke investment mandates.
- **Schroder & Co Bank Ltd** provides bespoke Wealth Management services to private individuals, family offices, external asset managers and charities.
- **Schroders Capital Management (Switzerland) Ltd** provides private equity investment services to institutional investors, namely pension funds and insurance companies globally, giving

access to select private market segments through primary, secondary and direct/co-investments.

In Switzerland, Schroders employs over 500 people. Together they are responsible for a total of CHF 99.7 billion.*

*as at 31 December 2021 / Find out more about Schroders at www.schroders.ch

Important Information

This document does not constitute an offer to anyone, or a solicitation by anyone, to subscribe for shares of Schroder ImmoPLUS («the Fund») that is managed by Schroder Investment Management (Switzerland) AG, Central 2, CH-8001 Zurich (the «Fund Management Company»). The Fund is a contractual investment fund of the type «real estate fund» according to Swiss law. Subscriptions for shares for the Fund can only be made on the basis of the latest prospectus with integrated fund contract and the latest audited annual report (and the subsequent unaudited semi-annual report, if published). The risks connected with an investment are described in detail in the prospectus with integrated fund contract. The prospectus with integrated fund contract, the simplified prospectus as well as the annual and semi-annual report may be obtained free of charge from the Fund Management Company.

All statements, opinions and views contained in this document relating to future events or the possible future performance of the Fund merely represent the Fund Management Company's own assessment and interpretation of information that was available to it at the relevant time. No representation is made or assurance is given that such statements, opinions and views are correct, or that the underlying information is accurate.

Schroders Capital is the private markets investment division of Schroders.